



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2017-CU-012 & 2017-V-051

Project Name: N/A

**Applicant and/or
Property Owner:** Mark Bagley

Representative: N/A

Request 1: Conditional Use to allow recreational activities, specifically a wedding venue, in an AG-RR (Rural Residential Agriculture) zoning district. (LDC 6.09.02.V)

Request 2: Variance to eliminate landscape buffer “C” on the south, east, and west sides of the subject property. (LDC 7.01.05.E.1.c & 7.01.05.F)

Zoning District: AG-RR (Rural Residential/Agriculture)

Part I. General Information:

Project/Applicant: Mark Bagley
Representative: N/A
Location: 6200 Greenwood Road, Jay, FL
Parcel(s): 30-5N-28-0000-00602-0000
Zoned: AG-RR (Rural Residential Agriculture)
Request: Conditional Use to allow recreational activities, specifically a wedding venue, in an AG-RR (Rural Residential Agriculture) zoning district. (LDC 6.09.02.V)
District: Commissioner District #3
Current Conditions: Vacant

Part II. Land Development Code Criteria:

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.05.02 AG-RR – Rural Residential Agriculture District

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Zoning Board that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public fairgrounds; commercial antennas; towers and telecommunications facilities; public and private utilities and public facilities; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership; business and professional offices; restricted sales and service; trade service and repair; veterinary medical services; guest houses; boarding houses and transient quarters; nursing homes; and child care services.

Part III. Conditional Use Criteria

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety and welfare will be protected.

The applicant is requesting a conditional use to allow recreational activities, specifically, a wedding venue in an AG-RR (Rural Residential Agriculture). If approved, the subject property will be used for weddings and to grow crops.

- B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Yes

Staff Analysis: It is not anticipated the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According to the Santa Rosa County Future Land Use Map (FLUM), the subject area for the proposed Conditional Use is located within an AG (Agriculture) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.

- D. Satisfies criteria stipulated for similar uses as described in the following section.

V. Recreational Activities:

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridge trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

Is this criterion met? Yes

Staff Analysis: The subject site is located within an AG-RR (Rural Residential Agriculture) zoning district and the proposed use is for wedding venues.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

Is this criterion met? Yes

Staff Analysis: It is anticipated that noise impacts from a wedding can be adequately buffered from nearby homes.

3. Yards:
 - a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.

Is this criterion met? Yes

Staff Analysis: Proposed parking will be more than twenty-five (25) feet from any residentially zoned property.

- b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

Is this criterion met? Yes

Staff Analysis: No structures will be located within twenty-five (25) feet of any property line.

3. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: The open space and landscaping meets the requirements set forth in Article Seven.

4. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: Parking will meet the requirements set forth in Article Seven.

5. Fences and Walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: There are no fences shown in the proposed site plan.

- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Is this criterion met? Yes

Staff Analysis: There are no fences shown in the proposed site plan.

- c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

Is this criterion met? Yes

Staff Analysis: There are no fences shown in the proposed site plan.

6. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met? Yes

Staff Analysis: The applicant has not indicated signage on site.

7. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

Is this criterion met? Yes

Staff Analysis: Refuse will be removed by a solid waste provider.

Part IV. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? No

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is requesting a variance to eliminate landscape buffer “C” on the east, south, and west of the subject property.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis This variance is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the authorization of the Variance will impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? No

Staff Analysis: If authorized a Variance with special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

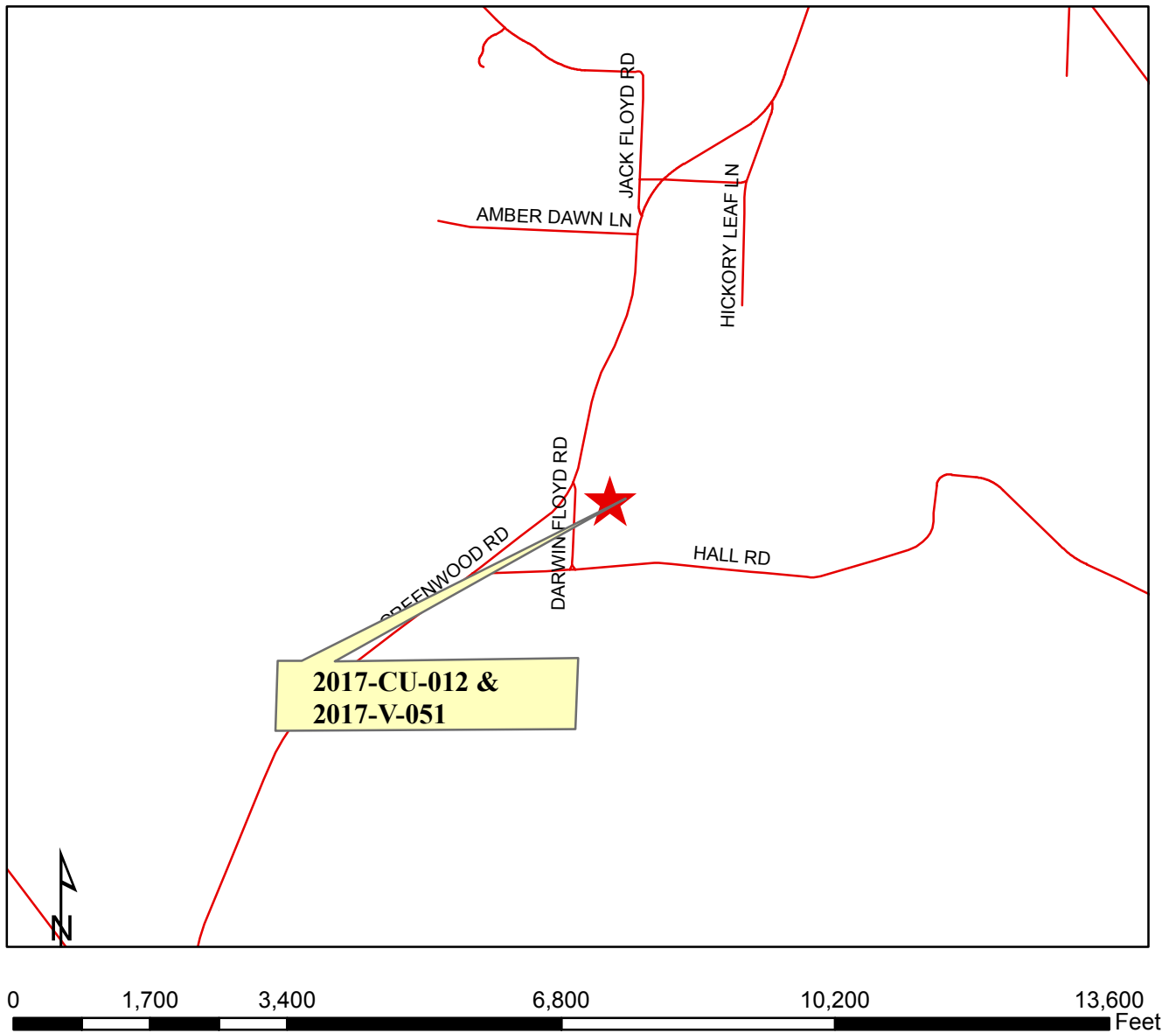
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Conditional Use and Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.

2017-CU-012 & 2017-V-051 Location



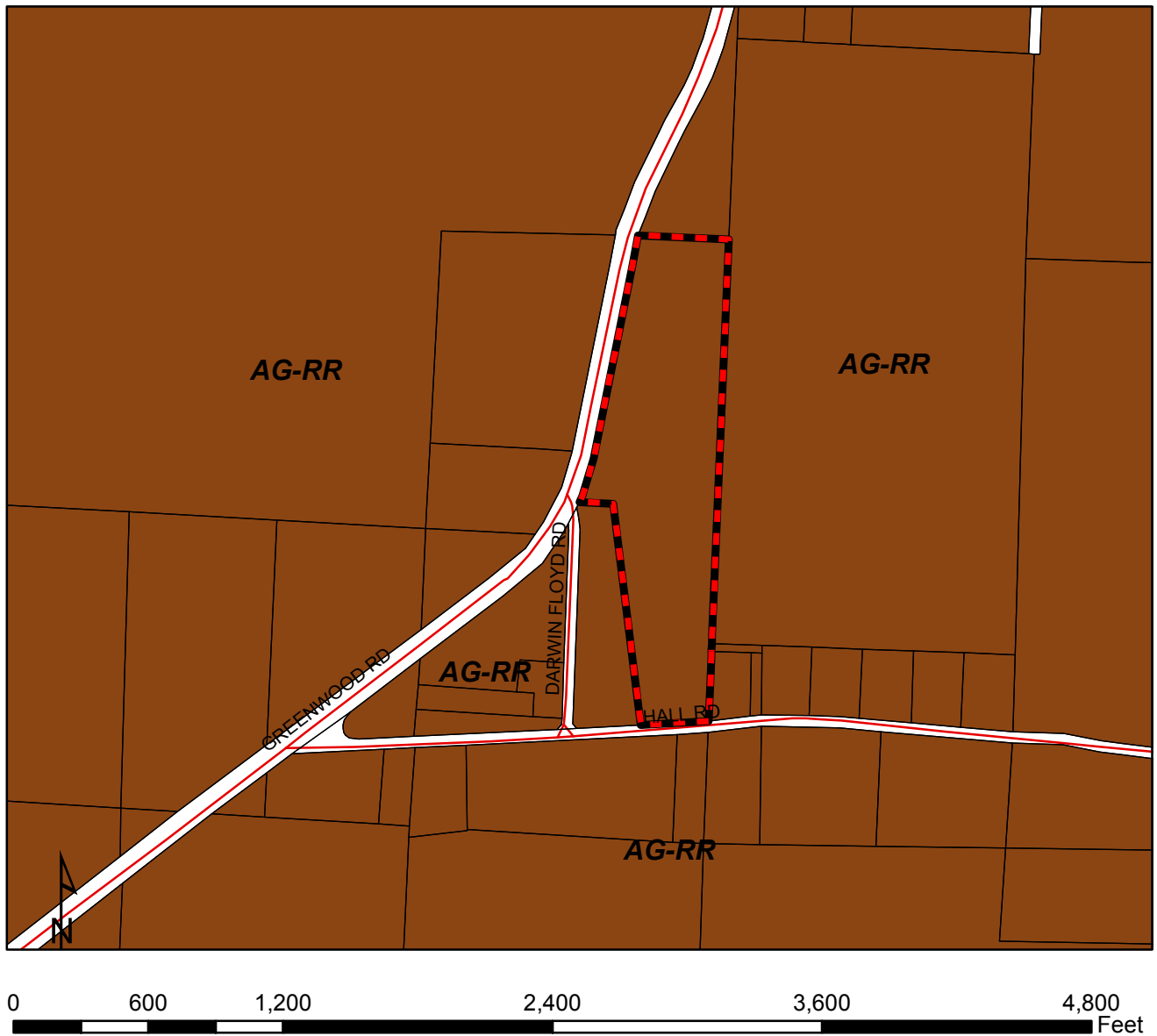
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2017-CU-012 & 2017-V-051

Zoning



Legend



may_ZB Zoning

DISTRICT

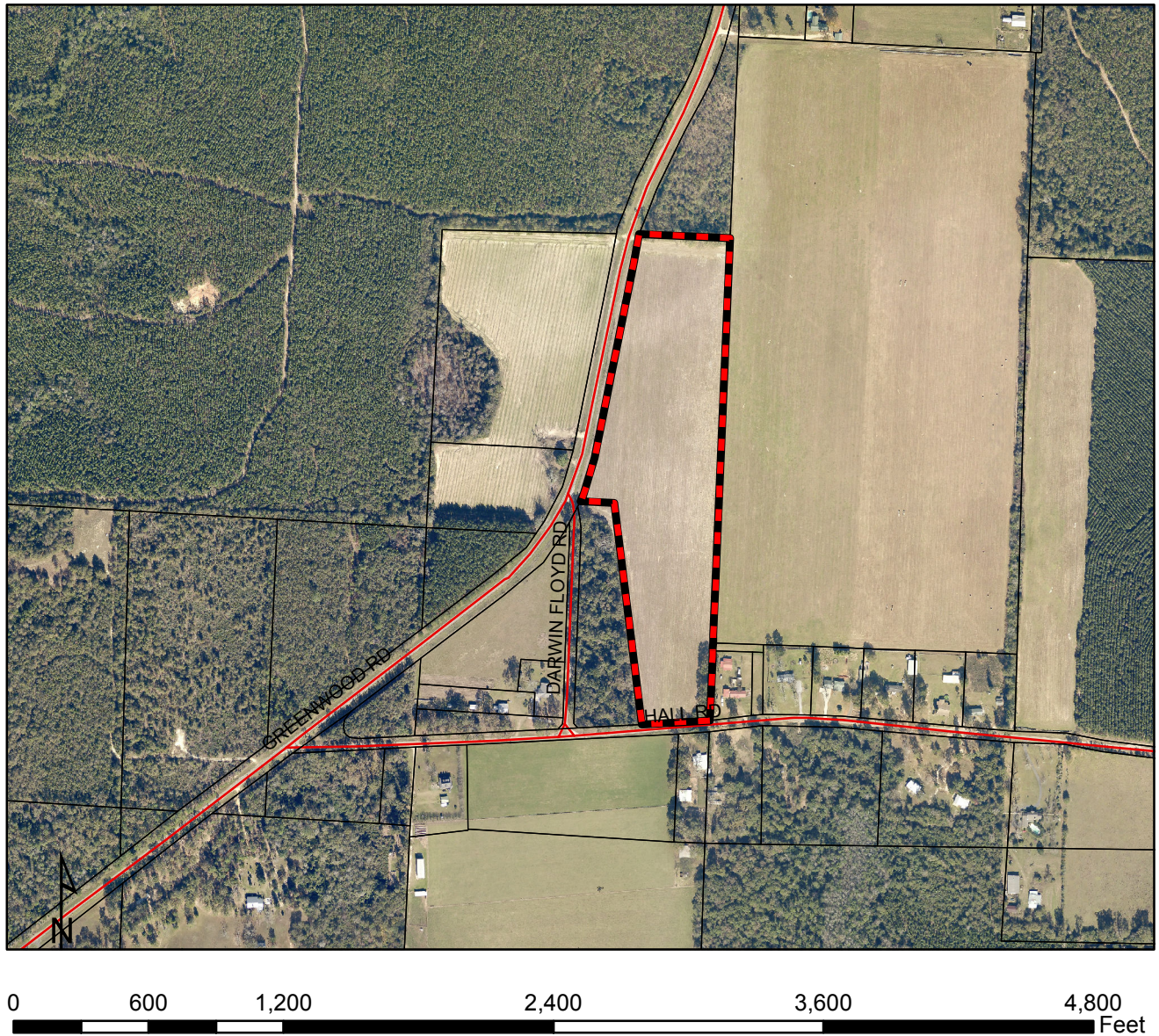
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ

- | | | | |
|--------------|--------------|---------------|-----------------|
| HCD-HON | NB-HD | P2-HON | R2-APZ or CZ |
| HNB | NB-MD | PBD | R2-HON |
| HR1 | NB-MHD | PID | R2M |
| HR2 | NB-PMUD | PUD | R2M-APZ or CZ |
| M1 | NB-SF | R1 | R3 |
| M1-APZ or CZ | NB-U | R1-APZ or CZ | RAIL |
| M1-HON | NC | R1-HON | RR1 |
| M2 | NC-APZ or CZ | R1A | RR1-APZ or CZ |
| M2-APZ or CZ | NC-HON | R1A-HON | STATE |
| MID | P1 | R1M | STATE-APZ or CZ |
| MIL | P1-HON | R1M-APZ or CZ | TC1-HON |
| NB-C | P2 | R1M-HON | WATER |
| NB-CON/REC | P2-APZ or CZ | R2 | |

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2017-CU-012 & 2017-V-051
2016 Aerials



Legend

 may_ZB

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2017-CU-012 & 2017-V-051
Close Up Aerials



Legend

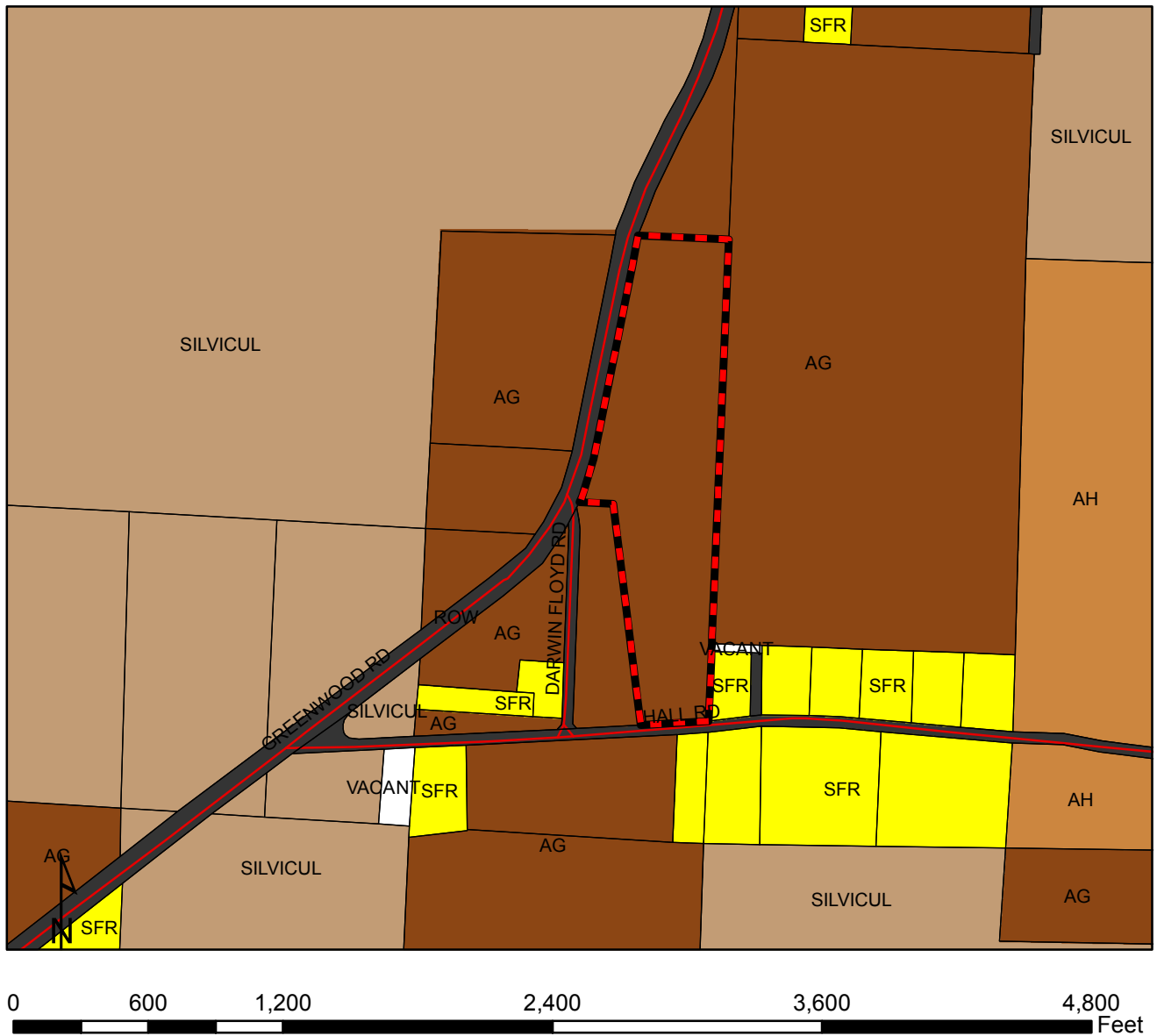
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2017-CU-012 & 2017-V-051

Existing Land Use



Legend



may_ZB Existing Land Use

Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)

Institutional (INST)

- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)

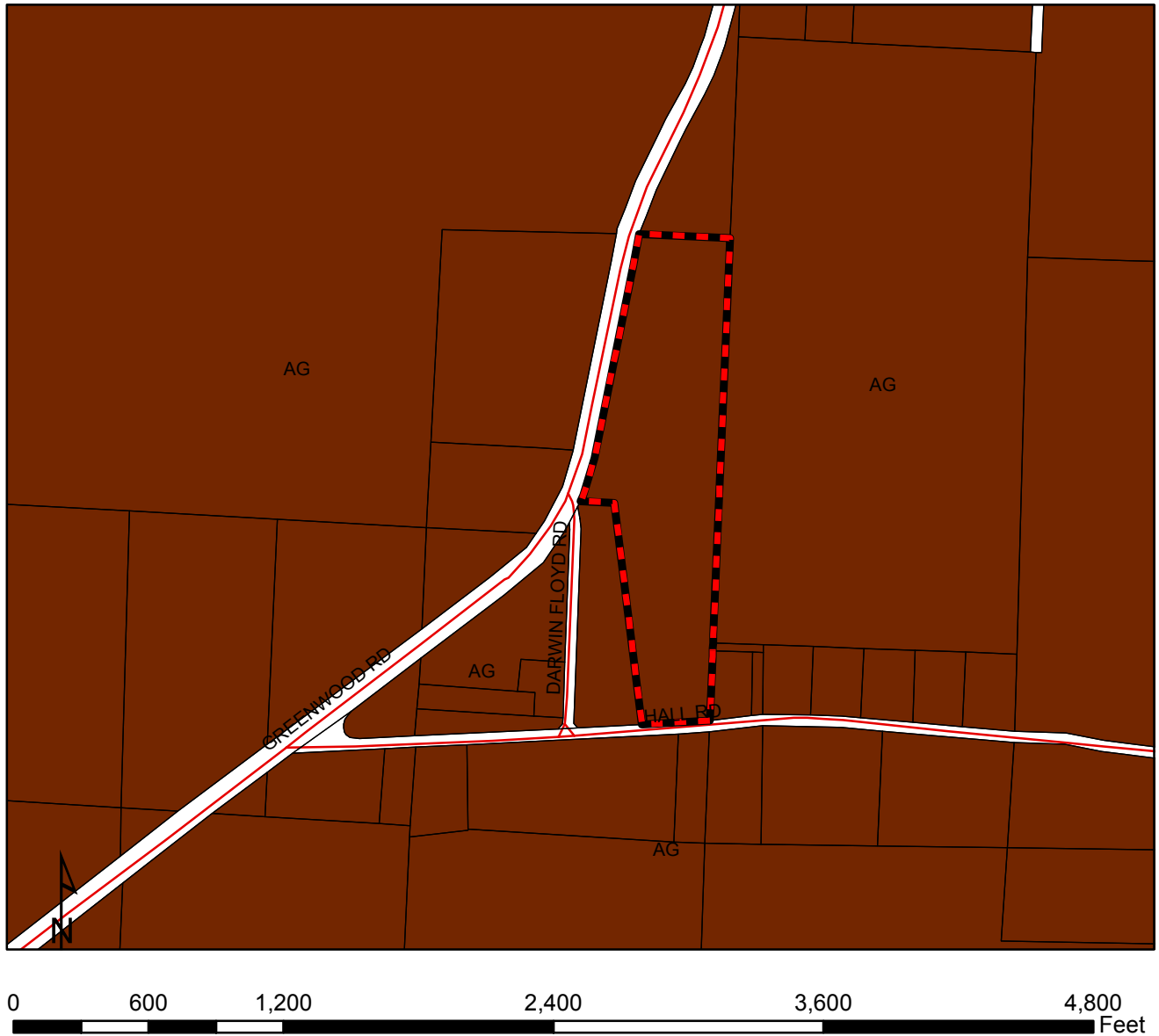
Recreation/Open Space (REC/OS)

- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2017-CU-012 & 2017-V-051 Future Land Use



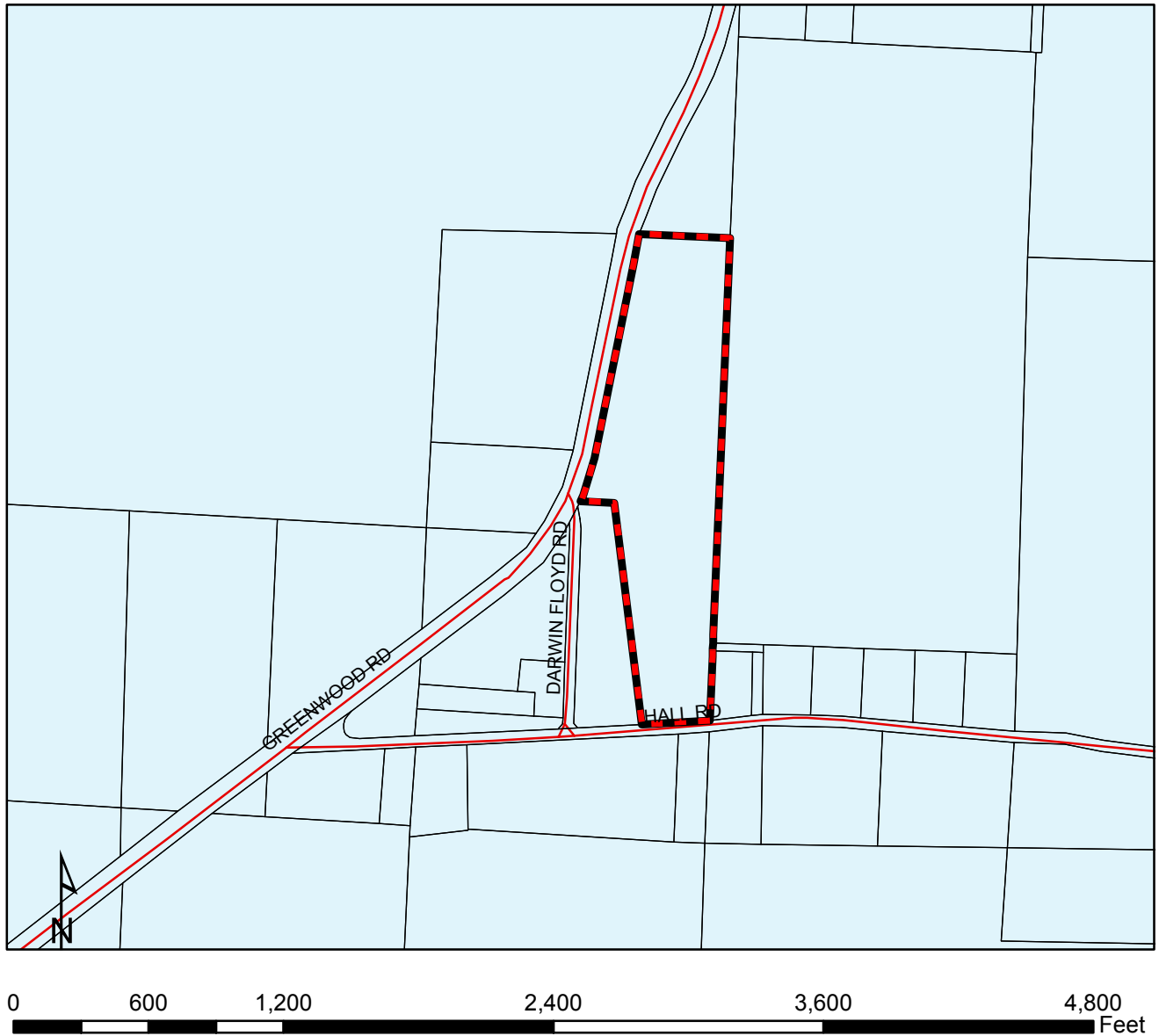
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may_ZB	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	MIXED RESIDENTIAL COMMERCIAL (MRC)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	RAIL	WATER
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)			
GP RURAL RESIDENTIAL (GPRR)			

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2017-CU-012 & 2017-V-051 Rural Protection Zone



Legend

 may_ZB  RPZ Boundary

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Looking north at the subject site. Site is vacant.

1



Looking west, subject site is on our right.

2



Looking south, subject site is behind us.

3



Looking at the adjacent property to the east, subject site is on our left.

4



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Conditional Use Application

*Application Instructions begin on Page 4

MAR 24 '17 PM 12:04

** For Official Use Only **	
Application No. <u>2017 -CU- 012</u>	Date Received: <u>3/24/17</u>
Review Fee: <u>235 + 44.16</u>	Receipt No.: <u>143</u>
Zoning District: <u>AG-BR</u>	Conditional Use Request: <u>6.09.02.</u>

Property Owner

± 42.33 (APO 22.32) V0#3
Property Owner Name: Blackmon, Preston + KATHY L
Address: 4751 Highway 4
Jay FL 32565
Phone: X Fax: _____
Email: _____

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: _____
Contact Name: Mark Bagley
Address: 5808 Hale Rd
Jay FL 32565
Phone: (850) 516 7752 Fax: _____
Email: bagley.m@santarosa.k12.fl.us

Property Information

Parcel ID Number(s): 30 5N 28 0000 00602 0000
-OR- East Side of Greenwood
Street Address of property for which the Conditional Use is requested: (CROPLAND C)
Greenwood Rd. Jay
Parcel Size (acres): APO 22.32 Acres

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

CONDITIONAL USE TO ALLOW
A WEDDING VENUE IN AN AG
ZONING DISTRICT (RE ACTIVITIES)

Conditional Use Criteria

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

☒ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

☒ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

☒ Yes ☐ No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

MINIMAL IMPACT TO SURROUNDING AREAS
AS THERE ARE NO HOUSES WHICH TOUCH THIS PROPERTY
EXCEPT FOR OUR PROPERTY WHICH CONTACTS THE ZONING BOARD.
ALSO THE MAJORITY OF PROPERTY WILL STILL BE USED
FOR CROPS BY SON. DAUGHTER IS JAGAG TEACHER
AND MAY USE LAND ALSO.

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

MARK BAGLEY
Applicant Name (Type or Print)

Mark Bagley
Applicant Signature

Title (if applicable)

3/24/17
Date



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2017 -V- 051</u>	Date Received: <u>4/2/17</u>
Review Fee: <u>on CU-012</u>	Receipt No.: <u>143</u>
Zoning District: <u>AG-RR</u>	FLUM Designation: <u>AG</u>

± 42.33 (APO 2232) VD# 3

Property Owner

Property Owner Name: Blackmon, Preston W and Kathy

Address: 4751 Highway 4

Jay FI 32565

Phone: _____ Fax: _____

Email: _____

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: _____

Contact Name: Bagley, Mark

Address: 5808 Hall Rd

Jay FI 32565

Phone: (850) 516 7752 Fax: _____

Email: bagleym@santarosa.k12.fl.us

Property Information

Parcel ID Number(s): 30 5N 0000 00602 0000 East side of Hgy 164

-OR-

Street Address of property for which the Variance is requested:

Greenwood Rd. Jay, R (Crop land "C")

Variance Request

What is the present use of the property? Crop land

Please describe the requested variance, including exact dimensions and purpose of the variance.
Requesting considerations regarding buffer zones. East, South and West

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Impact to surrounding areas will be minimal due to rural location and layout of properties so buffers will not be necessary.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes ☒ No ☐

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Please see attached information.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

☐ Yes ☒ No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

☒ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

☒ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

☒ Yes ☐ No

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Mark Bagley
Applicant Name (Type or Print)

Mark Bagley
Applicant Signature

Title (if applicable)

4/12/17
Date

To Whom it may concern:

One of the main reasons we chose this land is that there is not another house that is touching the boundaries of this property except ours that we reside in so surrounding impact is minimal. The 22.32 acres has been in row crops for decades and our goal is to keep as much as possible in crops for our family to farm. This is important for financial reasons as farm land is rapidly disappearing and the desire to promote and continue local traditions that will be highlighted with the proposed venue. As buffers are added it will, in certain circumstances listed below, directly impact the use of crop land and financial effects on the proposed site.

The proposed east side buffer is especially restrictive to our desired goals as stated below.

- The only oak trees on this property are on this boundary and we had hoped to use as a gathering area, since it can't be farmed, before the reception so a buffer in that location would mean a huge loss of this attraction and in turn could mean possible financial loss for us.
- We house our wedding supplies for my wife's business (La T Da events) on our existing property and this buffer would restrict the movement from the barn/warehouse to the afore mentioned gathering area under the trees and to the venue itself so this would negate the inherent advantage available.
- Lastly we own and reside in this property that the proposed buffer would separate from and we would shoulder any possible negative consequences if the property was sold separately in the future.

The South:

- This boundary is completely bordered by Hall Rd which is a 50 ft right of way which a part will be used for access to property.
- 200 ft of this boundary (on the other side of road) is bordered by long standing hay fields currently in production.
- The remaining 100 ft has a natural buffer (which I will leave) which borders the 50 ft right of way (Hall Rd). Both of these are between us and the house across the street.
- The venue will be over 200 ft from this property line.

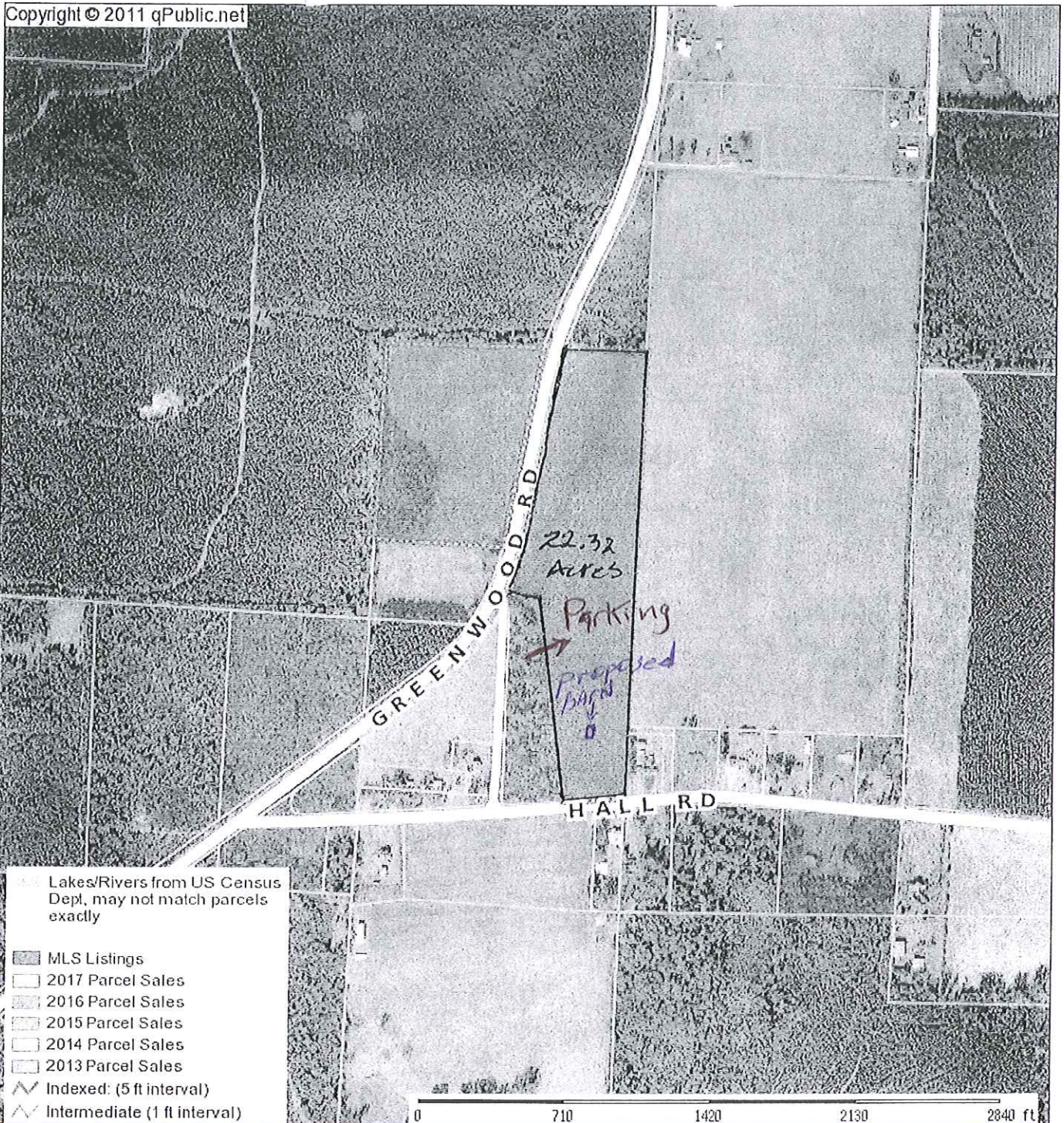
The West:

- If we have to place this buffer it will displace parking which will have to be moved to the valuable crop area.
- The owners of the adjoining properties house is over 1000 ft away on the other side of the 5 acres and the 50 ft right of way which is Darwin Floyd Rd.

In closing we will, of course, abide by any rules and ordinances that are deemed necessary and have been very open and forthcoming with our intentions. Our goal is to impact the land and surrounding area as little as possible. We are trying to conserve existing valuable farmland to benefit from financially but more important to present and highlight this disappearing culture to all who use this fully operational farm and venue. To further promote these values we will making all lands and buildings available to the Jay High Ag program as my daughter is the Ag teacher and they have limited facilities.

Mark Bagley Thanks for your consideration

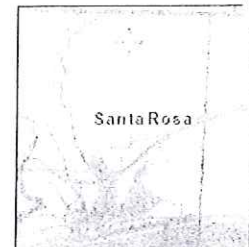
A handwritten signature in dark ink, reading "Mark Bagley". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.



Santa Rosa County Appraiser

Parcel: 30-5N-28-0000-00602-0000 Acres: 42.33

Name:	BLACKMON PRESTON W & KATHY L	Land Value:	3,490
Site:	6200 GREENWOOD RD JAY	Building Value:	0
Sale:	\$370,900 on 2016-09 Reason=V Qual=Q	Misc Value:	0
Mail:	4751 HIGHWAY 4 JAY, FL 32571	Just Value:	102,430
		Assessed Value:	12,220
		Exempt Value:	0
		Taxable Value:	12,220

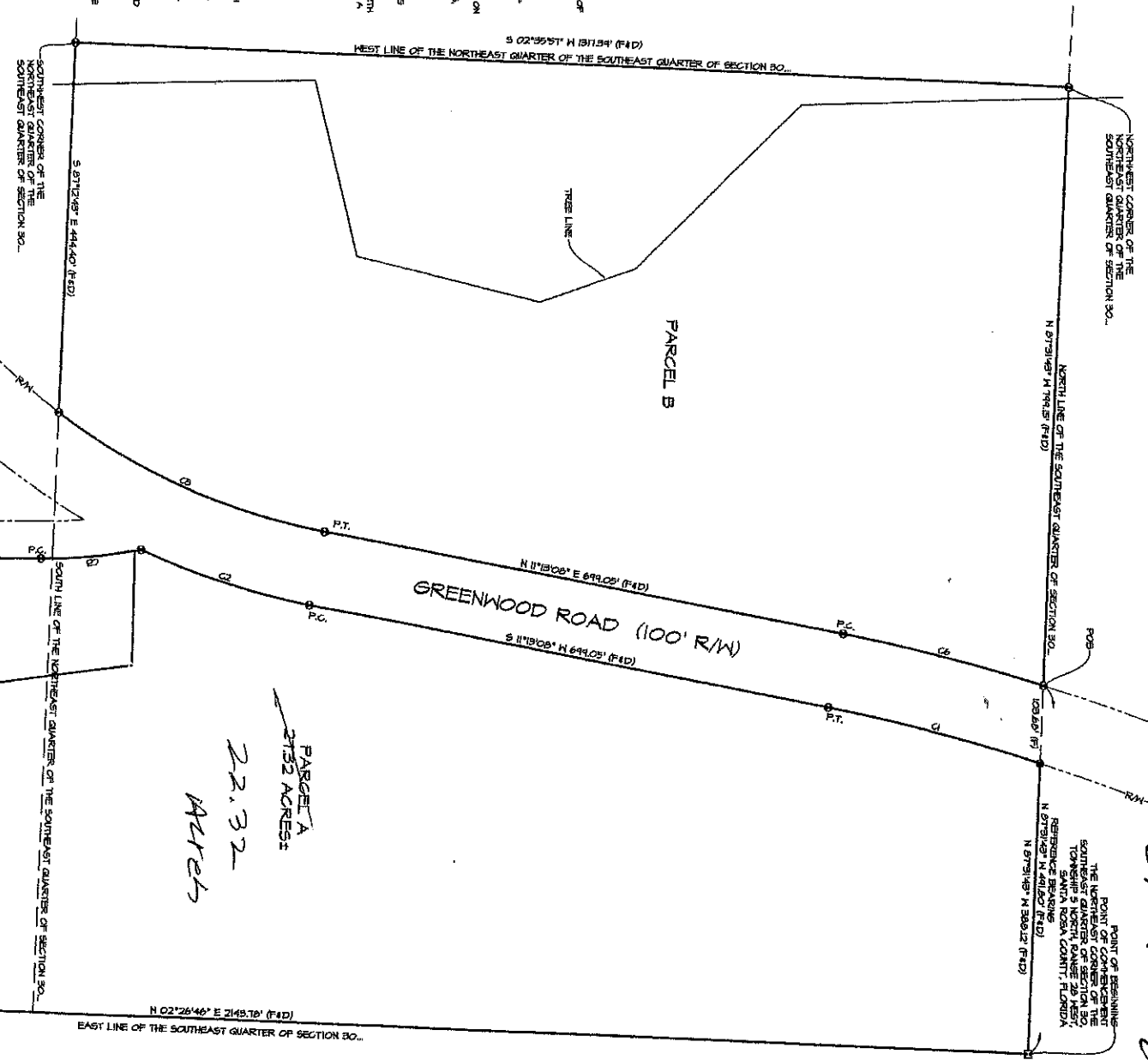


Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.

Date printed: 03/13/17 : 10:52:25

Mark Bagley

East of Greenwood Rd



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
(PARCEL B) DESCRIBED AS FOLLOWS:

[illegible]

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSIGNED BEARING OF NORTH 87 DEGREES 31 MINUTES 40 SECONDS MEASUED ALONG THE NORTH LINE OF THE PROPERTY.
 2. THE SURVEY DATA AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
 3. NO TITLE SEARCH HAS BEEN PROVIDED TO HAVE BEEN PERFORMED BY NORTHEAST FLORIDA LAND SURVEYING INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR PRIVATE, JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
 4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" BASE FLOOD ELEVATION VIA AS DETERMINED FROM FEDERAL BUREAU OF INVESTIGATION (FBI) FLOOD INSURANCE RATE MAP OF DECATUR COUNTY, FLORIDA, UNINCORPORATED AREAS, MAP NUMBER 1210C, CODE 8, REVISED DECEMBER 14, 2006.
 5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
 6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 471.70-002 - SURVEYING, FLORIDA ADMINISTRATIVE CODE, PRESENT TO SECTION 471.001, FLORIDA STATUTES, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTING OR SLAB OR OVERLAYS.
 9. FENCE LOCATIONS SHOWN HEREON MAY BE ENLARGED AND NOT TO SCALE FOR CLARITY PURPOSES.
 10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR IN PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST OF THE COPYRIGHT OWNER, FRED R. THOMPSON.
 11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL PLATD COPY ISSUED ON THE SURVEY DATE THAT IT WAS ISSUED FROM. ANY CHANGES OR MODIFICATIONS HAVE BEEN MADE TO THIS DOCUMENT HAVE MADE ON A DOCUMENT TRANSMITTED BY SCANNER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
 12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
 13. BACKSIGHTS ARE AS SHOWN.
- REVISIONS:

[illegible]

PRESTON H. BLACKMON
KARLY L. BLACKMON
CLEAR TITLE OF NORTHEAST FLORIDA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
UNITED BANK
NORTHEAST FLORIDA LAND SERVICES, INC.
2400 SOUTH BROADWAY, SUITE 205
FORT LAUDERDALE, FLORIDA 33305
754.227.7500
JERRY R. THORNTON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 2777
STATE OF FLORIDA

INDEX 20	20783	PROJECT NO.	BOUNDARY SURVEY OF A PORTION OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA
1 OF 5	NO.		PREPARED FOR: PRISTON AND KATHY BLACKMON REQUESTED BY: JULE NEWBERRY

NW NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7146 REGGIE CIRCLE
PENSACOLA, FL 32505
(904) 438-1005

SCALE 1"=100'	CREW CHIEF BAM	DRAWN JAS	CHECKED FRT	DATE 8/16/18
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[illegible]

PROPERTY LINE CLIMATE TABLE				
CURVE	LENGTH	RADIUS	DELY-ANGLE	CHORD
Q1	2004.49	6750.91	146.93	54.9147M
Q2	208.72	14155.32	109.58	549.2194M
Q3	184.95	THRT	61.66	504.6145M
Q4	147.87	4736.97	421.67	502.5300M
Q5	981.0	660.84	781.67	1042.052M
Q6	275.58	3524.69	137.49	1042.052M
		6750.91	137.49	1042.052M

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES ON THE EFFECTS OF THE 1970S OIL PRICE SHOCKS ON THE U.S. ECONOMY.



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

DATE: 04/28/2017

RE: Pre-Application Meeting on: 03/24/2017
PROJECT: BAGLEY PROJECT - GREENWOOD
GREENWOOD RD
MILTON, FL 32570

To whom it may concern:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Scope of Project

The proposed project is a new 4,500 sf building for a wedding venue in an AG-RR zoning district.

Building
TAMBRE LEE
tambrel@santarosa.fl.gov
(850) 981-7042

1. Per Chapter 481, Florida Statutes, an architect is required to make plans and specifications for buildings costing \$25,000 or more. An engineer may perform architectural services which are purely incidental to his or her engineering practice.
2. Assembly occupancies with 300 or more persons are subject to meeting the requirements for fire sprinkler protection.
3. The proposed structure is located in a 150 mph wind speed design area.
4. Two (2) sets of construction plans are required for submittal for review and permitting prior to commencement of work.

Engineering
CHRIS PHILLIPS
chrisp@santarosa.fl.gov
(850) 981-7112

1. A site plan including a stormwater plan by an engineer registered in the State of Florida will be required.
2. A paved driveway apron will be required from the edge of paving at each county road accessed to the right of way.

Land Use
JASON MCLARTY
jasonm@santarosa.fl.gov
(850) 981-7065

1. Zoning Map designation is AG-RR, Rural Residential Agriculture
2. Future Land Use Map designation is AG, Agriculture
3. The proposed use will require a Conditional Use (CU) approval for Recreational Use in an AG-RR zoning district by the Board of County Commissioners. Danny has provided a copy of the CU application but in the event you need another, you can find it online here: <http://www.santarosa.fl.gov/web-documents/Dept91-145-350.pdf> . For additional information contact Danny Collins at DannyC@santarosa.fl.gov or (850) 981-7086.
4. Overlay Zone: Rural Protection Zone
5. A site plan prepared by a Florida registered civil engineer is required to demonstrate consistency with the Land Development Code (LDC). A site plan application can be found online at: <http://www.santarosa.fl.gov/web-documents/Dept91-155-360.pdf>. The primary LDC sections that apply to this project will be 4.04.00-4.04.10; 6.05.02, 6.05.09.V, 7.00.00-7.01.12, and 8.00.00.
6. Setbacks: The setback requirements are: 25' all sides, this includes accessory structures and parking areas. No fence is allowed within 25' of any street line or residentially zoned property.
7. Access: Access must meet the requirements of LDC Section 4.04.03.D.
8. Off-Street Parking and Circulation: Parking areas must meet the requirements of LDC Section 7.01.08.B. For parking calculations the use is exhibition/assembly without fixed seating with 1 space per 100 square feet of assembly space applied to the project. Internal parking circulation drive aisles must be a minimum of 24' for two way and 16' for one-way aisles.
9. Landscape Buffer: A landscape buffer is required along the west, south, and east property lines adjacent. Buffer option "C" is required for the proposed use. See LDC Section 7.01.05.G.c for planting requirements. You may wish to seek a Variance to the landscape buffer requirements. A Variance application can be found online at: <http://www.santarosa.fl.gov/web-documents/Dept91-158-364.pdf> . Contact Danny Collins for more information on the Variance process.
10. Refuge Collection: See LDC Section 7.01.011 for details.
11. Signage: Freestanding and wall signage is permitted per LDC Article 8. A variance may be requested for this requirement.
12. Water and Sewer: Letters of availability are required. Your project is located in the Berrydale Water System area. Please contact (850) 675-6086. There is no Sewer provider in this location.
13. All LDC Sections can be viewed online from our website located here: <http://www.santarosa.fl.gov/development-building/index.cfm?Menu=124> .


In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Tambe L. Lee". The signature is fluid and cursive, with the first name "Tambe" being more prominent than the last name "Lee".


Tambe L. Lee
Development Review Supervisor
Santa Rosa County Development Services

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000 | Fax: (850) 623-1381



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



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[Sales In Section](#)
[Sales In Subdivision](#)

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Owner and Parcel Information

Owner Name	BLACKMON PRESTON W & KATHY L	Today's Date	April 21, 2017
Mailing Address	4751 HIGHWAY 4	Parcel Number	30-5N-28-0000-00602-0000
	JAY, FL 32571	Tax District	Berrydale (District 19)
Situs/Physical Address	6200 GREENWOOD RD JAY	2015 Millage Rates	13.5773
Property Usage	CROPLAND C (005200)	Acreage	37.39
Section Township Range	30-5N-28	Homestead	N

Tax Collector Bill

Permits

Show Parcel Maps

Generate Owner List By Radius

Show Zoning

Value Information

	2014 Certified Values	2015 Certified Values	2016 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$2,250	\$0	\$0
Land Value	\$4,090	\$3,490	\$3,490
Land Agricultural Value	\$8,245	\$8,487	\$8,730
Agricultural (Market) Value	\$116,400	\$98,940	\$98,940
Just (Market) Value*	\$122,740	\$102,430	\$102,430
Assessed Value	\$14,585	\$11,977	\$12,220
Exempt Value	\$0	\$0	\$0
Taxable Value	\$14,585	\$11,977	\$12,220

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

NE4 OF SE4 & SE4 OF SE4 AS DESIN OR 3560 PG 1374 LESS DB A-18 PG 56 & LESS DB A-22 PG 242 & LESS OR 363 PG 358 ALL AS DES IN OR 3560 PG 1374 LESS OR 3576 PG 783 (NOW #6.3 FOR 2017) & LESS OR 3576 PG 659 (NOW #6.4 FOR 2017) & LESS OR 3602 PG 192 (NOW #6.5 FOR 2017) LESS ALL MINERAL RIGHTS

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
No records associated with this parcel.				

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	005200	CROPLAND 2	AG	0	0	33.39	AC	\$7,740
2	009910	MKT.VAL.AG	AG	0	0	33.39	AC	\$0
5	009600	MARSH/SWAMP	AG	0	0	3	AC	\$90
7	000100	SFR	AG	0	0	1	AC	\$3,400

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	09-21-2016	\$ 370,900	Warranty Deed	3560	1374	Qualified	Vacant	CORA LEE MCARTHUR LLC	BLACKMON PRESTON W & KATHY L (H&W)
No	10-22-2003	\$ 54,300	Warranty Deed	2226	1509	Unqualified	Vacant	MCARTHUR CORA LEE	CORA LEE MCARTHUR LLC
No	12-01-1992	\$ 100	RECEIVER DEED	1317	524	Unqualified	Vacant		MCARTHUR CORA LEE
No	02-01-1986	\$ 100	Warranty Deed	789	418	Unqualified	Vacant		

No	11-01-1984	\$ 54,400	Warranty Deed	719	442	Unqualified	Vacant		
No	02-01-1978	\$ 100	Warranty Deed	427	218	Unqualified	Vacant		
Sales In Area Sales In Section Sales In Subdivision			Previous Parcel	Next Parcel	Field Definitions		Return to Main Search		Santa Rosa Home
The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: April 16, 2017									
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